

In Rem Foreclosure of Tax Liens
by Lafayette County
for Tax Years 1998-2005



Properties owned by
Lafayette County, WI

Auction Date: October 28, 2011

Auction Time: 1:30 p.m.

Auction Location: Lafayette County Courthouse –
County Board Room

Auction Presented By: Dick White Auctioneer

**Terms and Conditions of
Lafayette County, WI In Rem Foreclosure of Tax Liens**

1. Lafayette County and the auctioneer/realtor make no warranties concerning any property offered for sale. The property is being sold "AS IS" and in its existing condition.
2. Any announcement made the day of sale will have precedence over any printed material.
3. Prior owners have been given preference in re-purchasing their land, so all advertised parcels may not be sold on the date of sale
4. Buyer must be at the sale in person, or have a personal representative at the sale. No sales will be done via mail or telephone
5. Buyers are encouraged to investigate the condition of property and should check with the municipality for allowed use of the property, as well as any special assessments or special charges, including delinquent utilities, due on the property prior to the date of sale.
6. All properties will be sold subject to all easements, zoning ordinances or Government regulations.
7. Although obtained from sources deemed reliable, information in the brochure, or in any other printed material, Lafayette County and the auctioneer/realtor make no warranty or guarantee, expressed or implied as to the accuracy of the information. All measurements, sizes, or amounts stated are approximate.
8. Wisconsin State Statutes (§75.69) requires a minimum bid be placed on each parcel and that no parcel may be sold for less than the minimum amount. The minimum acceptable bid on each parcel will be placed by the Lafayette County Finance Committee. If no bid at or over the minimum amount is received, the Finance Committee may set a lower minimum and resell the property at a later date. Until such time that a new minimum bid amount is set, the property may be sold to the first person agreeing to pay the previous minimum bid amount. The right to accept or reject any or all bids is reserved.
9. Minimum bid price does include a portion of the back taxes. However, the buyer will not be responsible to cover the remainder of the back taxes if the sale amount does not cover it all.
10. Along with the minimum acceptable bid on each parcel, there is also a required down payment of 10%. The successful bidder will be required to sign an 'Offer to Purchase' and make the required 10% down payment on the date of sale in the form of cash, cashiers check, certified check, good personal check, or Bank Letter of Credit. Down payments are to be made to the auctioneer or realtor handling the sale. In the event that the purchaser is unable to complete the transaction, this down payment will be forfeited to Lafayette County.
11. The closing on the property will take place within (10) ten days and occupancy of the property may occur at that time. The remaining balance of the bid is due at this time, in the form of cashiers check, certified check, or money order. Transfer will take place by Quit-Claim Deed, and the County will record the Quit Claim Deed and Title Transfer form with the Register of Deeds Office.

12. The buyer will be responsible for all of the current year taxes on the property purchased. The buyer will also be responsible for all Special Charges, Special Assessments, and Delinquent Utilities on the property. CURRENT YEAR TAXES WILL NOT BE PRO-RATED.
13. Purchaser is responsible for obtaining their own Title Insurance, if desired
14. The County will notify all occupants, of which it is aware, of property that was foreclosed upon that they are to vacate the property and to remove all of their personal property before the sale date. This property is being sold by Quit Claim Deed. If you purchase property at this sale, you are responsible for the property and any occupants that may still occupy that property.

**PROPERTIES OFFERED
FOR SALE
THRU IN REM
FORECLOSURE OF
TAX LIENS**

Tax List Number: 4

Tax Roll Parcel No.: 024.0205.0200

Address of Property: 3015 Ollie Bell Road
Town of New Diggings

Legal Description: Part of the Northwest Quarter (NW¹/₄) of the Northeast Quarter (NE¹/₄) of Section 26-1-1 described as commencing at the center of said Section 26
thence North 416.12 feet
thence North 1°31' West 315.42 feet
thence North 31°0' East 410.13 feet
thence North 7°36' East 237.25 feet
thence North 40°6' East 173.5 feet
thence North 44°12' East 352.18 feet
thence North 52°9' East 232.9 feet
thence South 15°30' West 59.35 feet
thence North 73°37' East 50 feet
thence North 12°43' West 488.75 feet
thence North 81° East 300.2 feet
thence North 85°30' East 165 feet
thence North 80°8' East 40 feet
thence North 4°43' East 311 feet to the place of beginning
thence West 125 feet
thence South 40 feet
thence East 120 feet
thence North 4°43' East 40.2 feet to the place of beginning
Town and Range above referred to being Town 1 North, Range 1 East of the 4th P.M.
Township of New Diggings, Lafayette County, Wisconsin

Acres: .12 acres

2010 Assessed Value Land: 12,400

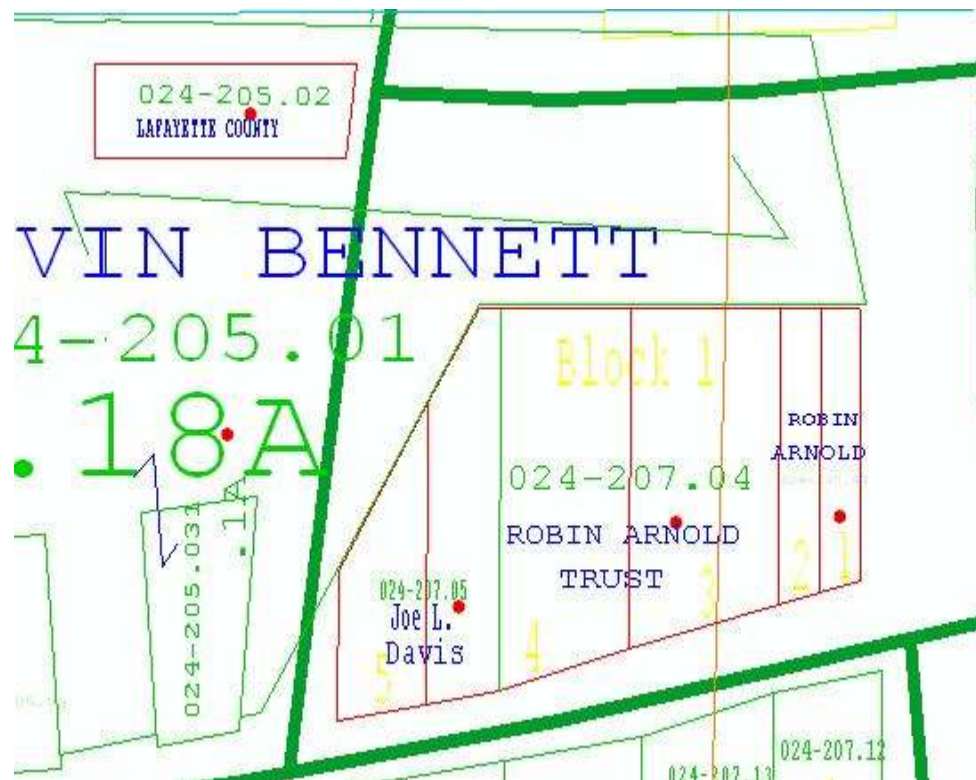
2010 Assessed Value Improv: 18,900

2010 Tax: \$642.02

MINIMUM BID: \$2,000.00

REQUIRED DOWN PAYMENT: \$200.00

*[see photo of property and location map on next page]



Tax List Number: 11

Tax Roll Parcel No.: 036.0266.1000

Address of Property: 10173 Willie Lane
Town of Wiotia

Legal Description: Part of the Southwest Quarter (SW¹/₄) of the Northwest Quarter (NW¹/₄) of the Southwest Quarter (SW¹/₄) of Section 17, Town 2 North, Range 5 East, described as follows:
Commencing at the SW corner of the Southwest Quarter (SW¹/₄) of the Northwest Quarter (NW¹/₄) of the Southwest Quarter (SW¹/₄),
thence North 657 feet
thence East 657 feet
thence South 657 feet
thence West 657 feet to the point of beginning, all in Township of Wiotia, Lafayette County, Wisconsin

Acres: 10 acres

2010 Assessed Value Land: 28,400

2010 Assessed Value Improv: 500

2010 Tax: \$573.77

MINIMUM BID: \$5,000.00

REQUIRED DOWN PAYMENT: \$500.00

*[see photo of property and location map on next page]



Tax List Number: 16

Tax Roll Parcel No.: 107.0033.0000

Address of Property: First Street
Village of Benton

Legal Description: Lot 36 in Marshall's Survey of Gibson's Outlots, except the Northeasterly 33 feet thereof, in the Village of Benton, Lafayette County, Wisconsin

Also, an easement and right-of-way for the construction, maintenance, and repair of a water line over and through Lot 17 of Gibson's Outlots, in the Village of Benton, Lafayette County, Wisconsin

Acres:

2010 Assessed Value Land: 8,400

2010 Assessed Value Improv:

2010 Tax: \$226.40

MINIMUM BID: \$1,000.00

REQUIRED DOWN PAYMENT: \$100.00



***(VACANT LAND ONLY)**



Tax List Number: 18

Tax Roll Parcel No.: 108.0098.0000

Address of Property: Prospect Street
Village of Blanchardville

Legal Description: Lot six (6); Lot seven (7), except the Southerly thirty-six (36) feet thereof
All in Block ten (10) of Olson's First Addition to the Village of
Blanchardville, Lafayette County, Wisconsin, according to the recorded
plat thereof

Acres:

2010 Assessed Value Land: 20,000

2010 Assessed Value Improv:

2010 Tax: \$542.16

MINIMUM BID: \$2,000.00

REQUIRED DOWN PAYMENT: \$200.00

*[see photo of property and location map on next page]



(VACANT LAND ONLY – buildings shown belong to neighboring property owners)



Tax List Number: 20

Tax Roll Parcel No.: 108.0276.0700

Address of Property: 405 Railroad Street
Village of Blanchardville

Legal Description: A parcel of land described as follows:
From the intersection of the Southerly line of Olson Street, with the
Easterly line of Railroad Street, now located by the concrete walks
measure
North 19½° East, 140 feet along the Easterly line of Railroad Street
thence North 70½° West, 40 feet to the Westerly side of Railroad Street
and being the place of beginning
thence North 82½° West, 40 feet
thence South 19½° West, 70 feet
thence South 82½° East, 40 feet to the Westerly line of Railroad Street
thence North 19½° East, 70 feet to the place of beginning
Village of Blanchardville, Wisconsin
Being a parcel of land in said Village of Blanchardville, in Blanchard's
Third Addition, North of Block 9, Section 23, Township 4 North, Range 5
East, Lafayette County, Wisconsin

Acres:

2010 Assessed Value Land: 20,000

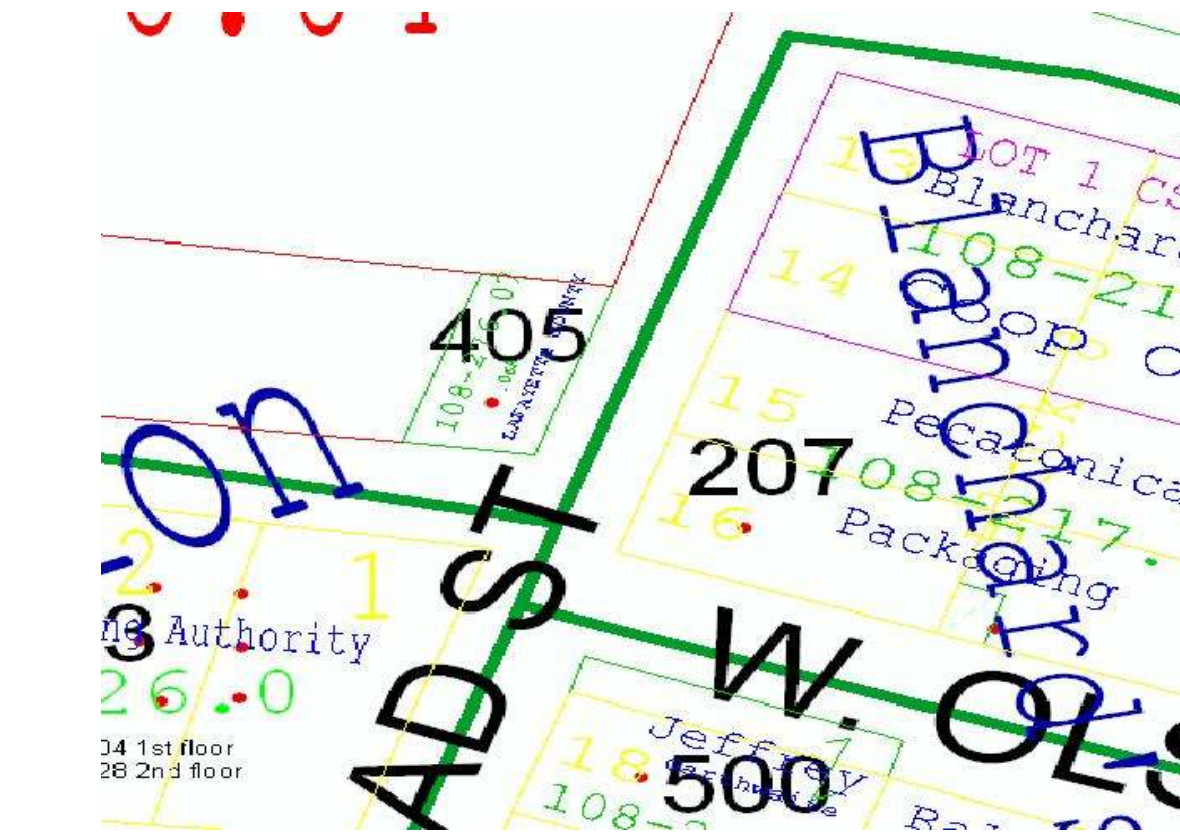
2010 Assessed Value Improv: 1,000

2010 Tax: \$482.33

MINIMUM BID: \$3,500.00

REQUIRED DOWN PAYMENT: \$350.00

*[see photo of property and location map on next page]



Tax List Number: 21

Tax Roll Parcel No.: 181.0050.0000

Address of Property: 107 W Center Street
Village of South Wayne

Legal Description: Lot 9 except the East 1 foot thereof
The East 18 feet of Lot 10
in Block 69 in the Village of South Wayne, according to the recorded
plat thereof, in Lafayette County, Wisconsin

Acres:

2010 Assessed Value Land: 900

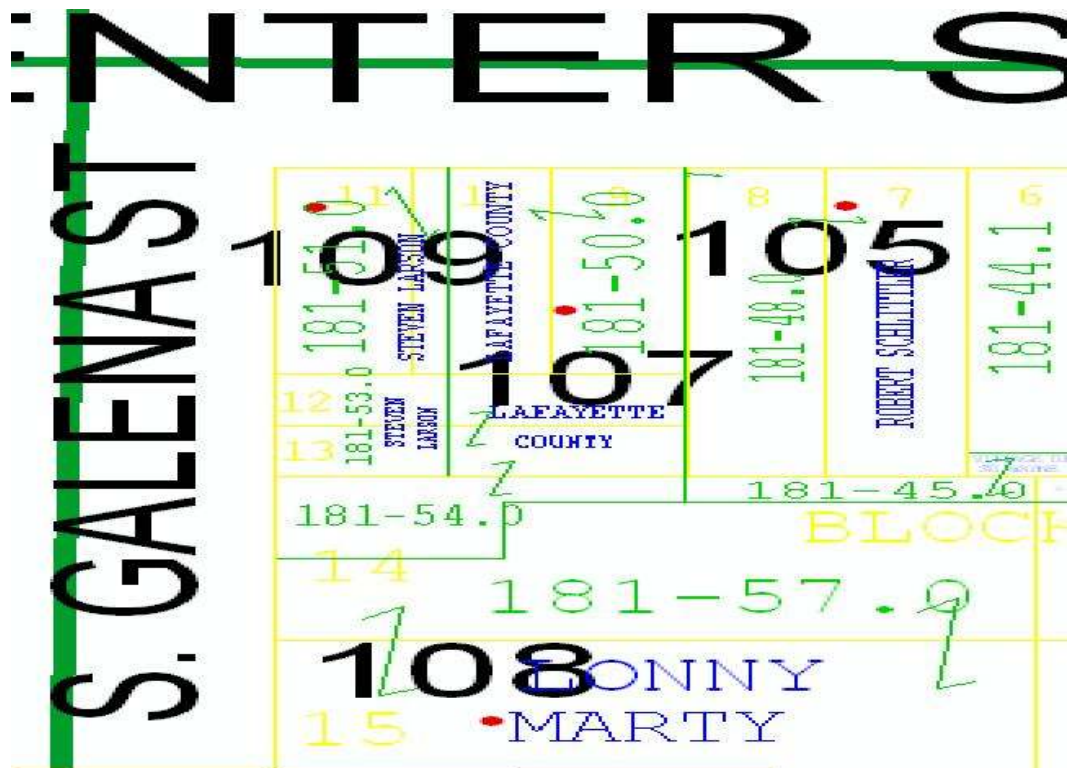
2010 Assessed Value Improv: 47,100

2010 Tax: \$1,035.29

MINIMUM BID: \$7,000.00

REQUIRED DOWN PAYMENT: \$700.00

*[see photo of property and location map on next page]



Tax List Number: 22

Tax Roll Parcel No.: 181.0054.0000

Address of Property: W Center Street
Village of South Wayne

Legal Description: The East 42 feet of Lots 12 and 13, except the East 1 foot thereof
Also, commencing at the Southeast corner of Lot 13
thence West 1 foot to the place of beginning
thence South 10 feet
thence West 41 feet
thence North 10 feet
thence East 41 feet to the place of beginning
All of the above being in Block 69 in the Village of South Wayne,
according to the recorded plat thereof, in Lafayette County, Wisconsin

Part of Lot 14 in Block 69 in the Village of South Wayne, according to the
recorded plat thereof, described as follows:
Commencing at a point 10 feet South of the Northwest corner of said
Lot 14, running
thence East 40 feet
thence South 23 feet
thence West 40 feet
thence North 23 feet to the place of beginning
in Lafayette County, Wisconsin

Acres:

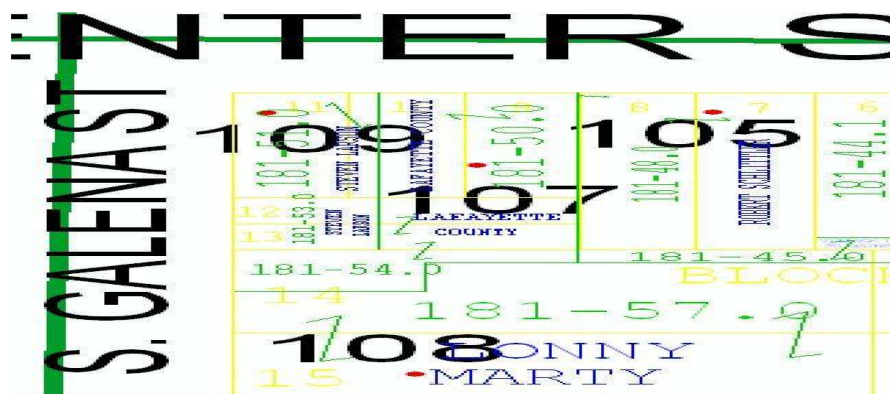
2010 Assessed Value Land: 900

2010 Assessed Value Improv: 5,300

2010 Tax: \$86.54

MINIMUM BID: \$1,000.00

REQUIRED DOWN PAYMENT: \$100.00



Tax List Number: 23

Tax Roll Parcel No.: 181.0160.0100

Address of Property: Wyota Street
Village of South Wayne

Legal Description: Lot 1 Certified Survey Map Number 230 recorded in the Lafayette County Register of Deeds Office in Volume 2 of Certified Survey Maps on Page 230 as Document No. 266971, being part of the Southwest Quarter (SW¹/₄) of the Southwest Quarter (SW¹/₄) of Section 11, Town 1 North, Range 5 East, Village of South Wayne, Lafayette County, Wisconsin

Acres: .27 acres

2010 Assessed Value Land: 4,800

2010 Assessed Value Improv:

2010 Tax: \$109.93

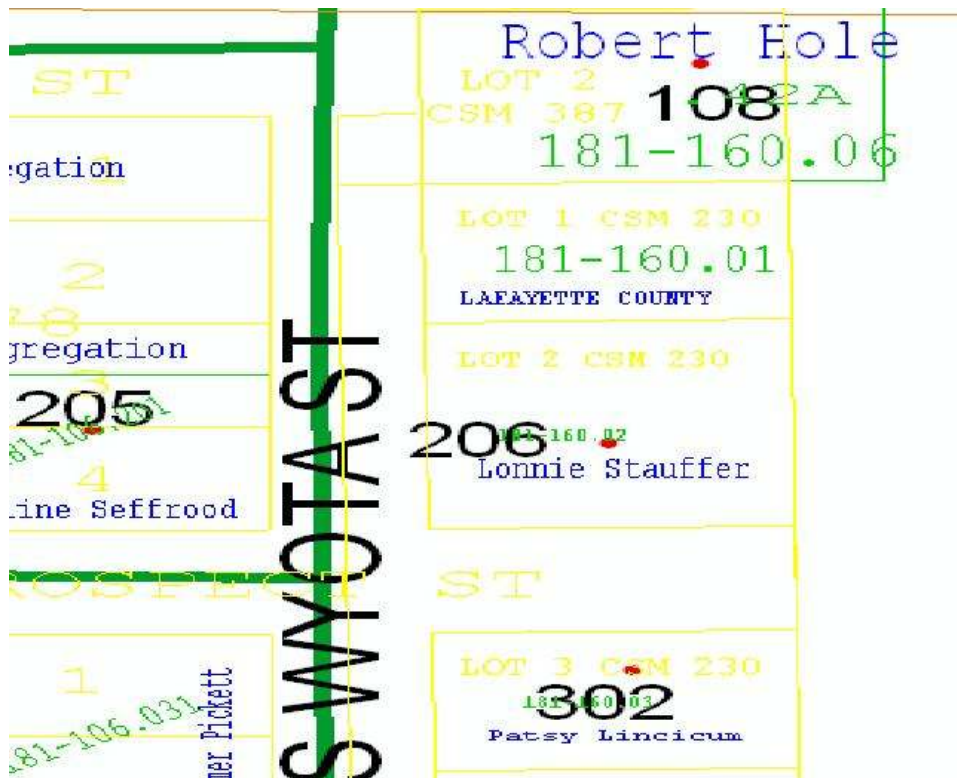
MINIMUM BID: \$1,000.00

REQUIRED DOWN PAYMENT: \$100.00

*[see photo of property and location map on next page]



(VACANT LAND ONLY – shed is located beyond the lot and belongs to neighboring land owner)



Tax List Number: 24

Tax Roll Parcel No.: 281.0158.0000

Address of Property: 522 W Wood Street
City of Shullsburg

Legal Description: Lots two (2) and three (3) in Block twenty-eight (28) of Northwest Shullsburg in the City of Shullsburg, according to the recorded plat thereof in Lafayette County, Wisconsin

Acres:

2010 Assessed Value Land: 9,900

2010 Assessed Value Improv: 18,200

2010 Tax: \$515.81

MINIMUM BID: \$2,000.00

REQUIRED DOWN PAYMENT: \$200.00

*[see photo of property and location map on next page]

